



## 4 Everly Way

Swinton, TD11 3FN



Enjoying a large plot within this highly regarded residential area, this is an newly built executive detached bungalow and finished to the highest of standards throughout. If you're seeking a modern, eco-friendly property with an expertly designed layout and flexible garden space, 4 Everly Way is a perfect choice.



Nestled in a private, small, and exclusive cul-de-sac, 4 Everly Way is a stunning detached bungalow recently completed by the reputable developers Hudson Ladykirk, known for their outstanding design and build quality. This exceptional property has been finished to the highest standards, featuring premium fixtures and fittings throughout, and thanks to the interior layout, the thoughtful design maximises space. Thanks to the design of the site, externally the gardens offer a generous space, providing a blank canvas for a gardening enthusiast to create a beautiful outdoor space. This contemporary home is low-maintenance, offering practical living with economic benefits from its energy-efficient features. It is equipped with photovoltaic panels on the south-facing roof and central heating via an air source heat pump, contributing to its impressive A rating for energy efficiency.

### LOCATION

Swinton lies midway between the Berwickshire towns of Duns and Coldstream - a pretty and quintessential Border village with local amenities including a well regarded Primary School, Play Park, Garage, Hotel, Restaurant and Church, with the Berwickshire High Campus just a short drive. The area is surrounded by beautiful landscape - an ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsal at Coldstream and walking in the Cheviot and Lammermuir hills

### HIGHLIGHTS

- Private south facing position
- Spacious plot
- New Build
- Immaculate interior presentation
- Top quality fixtures & fittings
- Air source heating
- Photo-voltaic panels

### ACCOMODATION SUMMARY

Entrance Vestibule, Reception Hall, Living Room, Family Dining Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, Two Further Double Bedrooms and Family Bathroom

### ACCOMODATION

The property's entrance welcomes you into a practical vestibule, leading seamlessly into a reception hall that sets the tone for the modern decor found throughout the bungalow. The living Room boasts generous proportions, providing ample space for both relaxation and entertainment. However, the true focal point of is the stunning family dining kitchen. Featuring double doors that open to the gardens, this inviting space encourages social gatherings and offers plenty of room for family meals. The kitchen area boasts a range of modern units, providing ample storage and workspace, along with integrated appliances. Adjacent to the kitchen, the utility room provides convenient additional space and provisions for appliances.

Towards the rear of the bungalow, the bedrooms offer a peaceful retreat. All three rooms are flooded with natural light and offer spacious accommodations, complete with built-in wardrobes. The master bedroom boasts a stylish en-suite shower room, adding a touch of luxury to everyday living. Bedrooms two and three are serviced by a well-appointed family bathroom conveniently situated off the hallway.

### EXTERNAL

Situated within a large plot, all on one level, the outside space offers the opportunity for someone to create a space as desired and to cater for their own needs. The enclosed rear garden is also perfect for growing families or for pet lovers thanks to the security it provides To the front off road parking for several vehicles and a low maintenance lawn.

### DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///rocked.stall.owners](#)

### SERVICES

Mains Water, Electricity, Drainage, Air Source Heat Pump & Solar.

### COUNCIL TAX

Awaiting Assessment

### ENERGY EFFICIENCY

Rating A

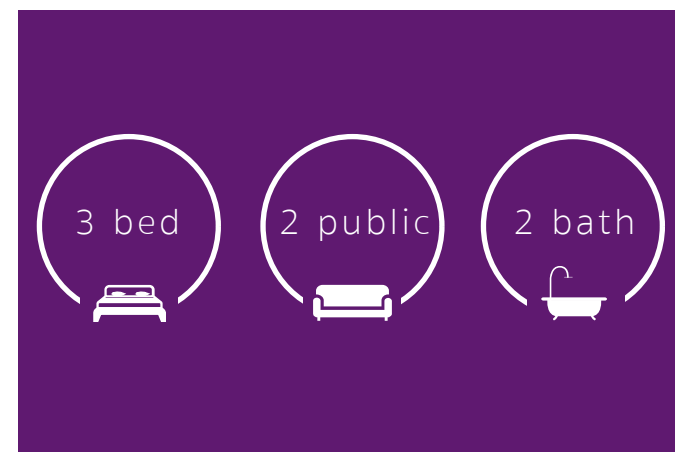
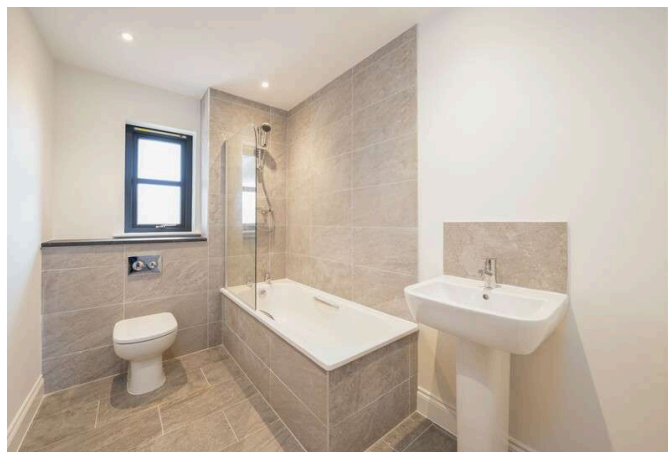
### VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. Full details can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### MARKETING POLICY

Offers over £395,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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